

**LAND AUTHORITY GOVERNING BOARD
AGENDA ITEM SUMMARY**

Meeting Date: September 20, 2006

Division: Land Authority

Bulk Item: Yes ☐ No ☒

Staff Contact Person: Mark Rosch

Agenda Item Wording: Approval to add 936 Crane Boulevard on Sugarloaf Key to the Acquisition List as an affordable housing site.

Item Background: The subject property is a one-acre parcel zoned Suburban Commercial and currently developed with an apartment and a 1,424 square foot commercial building. Habitat for Humanity of Key West and the Lower Florida Keys requests that the Land Authority purchase the property and convey same to the Habitat land trust for development with affordable housing. Habitat for Humanity holds an option to purchase the property from the Seller for \$975,000, less a \$95,000 donation to Habitat. Under the County's current regulations the site can be developed with 12 dwelling units. The Land Authority is not a party to this purchase option and has not yet committed to a purchase price. The funding source for this acquisition would be the Land Authority's Florida Keys ACSC fund, which has a proposed budget of \$2.6 million for fiscal year 2007. The site was formerly occupied by a boat repair business and consequently may involve some soil contamination issues.

The addition of property to the Acquisition List is a preliminary, non-binding step indicating the Board's desire to pursue acquisition. Further Board action is required before entering into a purchase contract.

Advisory Committee Action: On August 23, 2006 the Committee voted 4/0 to approve this item.

Previous Governing Board Action: None

Contract/Agreement Changes: N/A

Staff Recommendation: Approval

Total Cost: \$ To be determined

Budgeted: Yes ☐ No ☐.

Cost to Land Authority: \$ To be determined

Source of Funds: Land Authority
(Tourist Impact Tax and State Park Surcharge)

Approved By: Attorney X County Land Steward ☐.

Documentation: Included: X To Follow: ☐ Not Required: ☐.

Disposition: _____ Agenda Item _____



936 Crane Blvd., Sugarloaf Key

Habitat for Humanity of Key West & Lower Florida Keys
Florida Keys Community Housing and Land Trust

Locating sites for workforce/affordable housing is an increasing challenge in the Lower Keys. In July, Habitat for Humanity entered into a purchase contract for this Crane Blvd. property on Sugarloaf Key because of the proximity to the schools and central location in the lower keys. The 1 acre site has the potential of up to 22 homes.

This tract of land is currently under contract with the sellers and Habitat for Humanity. The sellers discounted the sales amount by the sum of \$95,000, reducing the sales price to \$880,000. \$10,000 in earnest money provided by Habitat for Humanity is held in escrow securing the contract. The contract is assignable by Habitat.

With the limited time for inspections and discovery Habitat contracted the services of Environmental Tactics Inc. to conduct a Phase I environmental site assessment. As expected, some petroleum and chemical spills are evident, likely from a prior use of the property as a marine repair operation. A Phase II environmental survey and cleanup will be done by the sellers prior to settlement.

The development strategy employed on a very similar site on Big Coppitt is planned. Townhouse clusters of 1, 2, and 3 bedroom units will optimize open space with parking beneath the units. Attention to energy efficiency, architectural designs, and green development strategies will create a small neighborhood anyone would be pleased to call home.

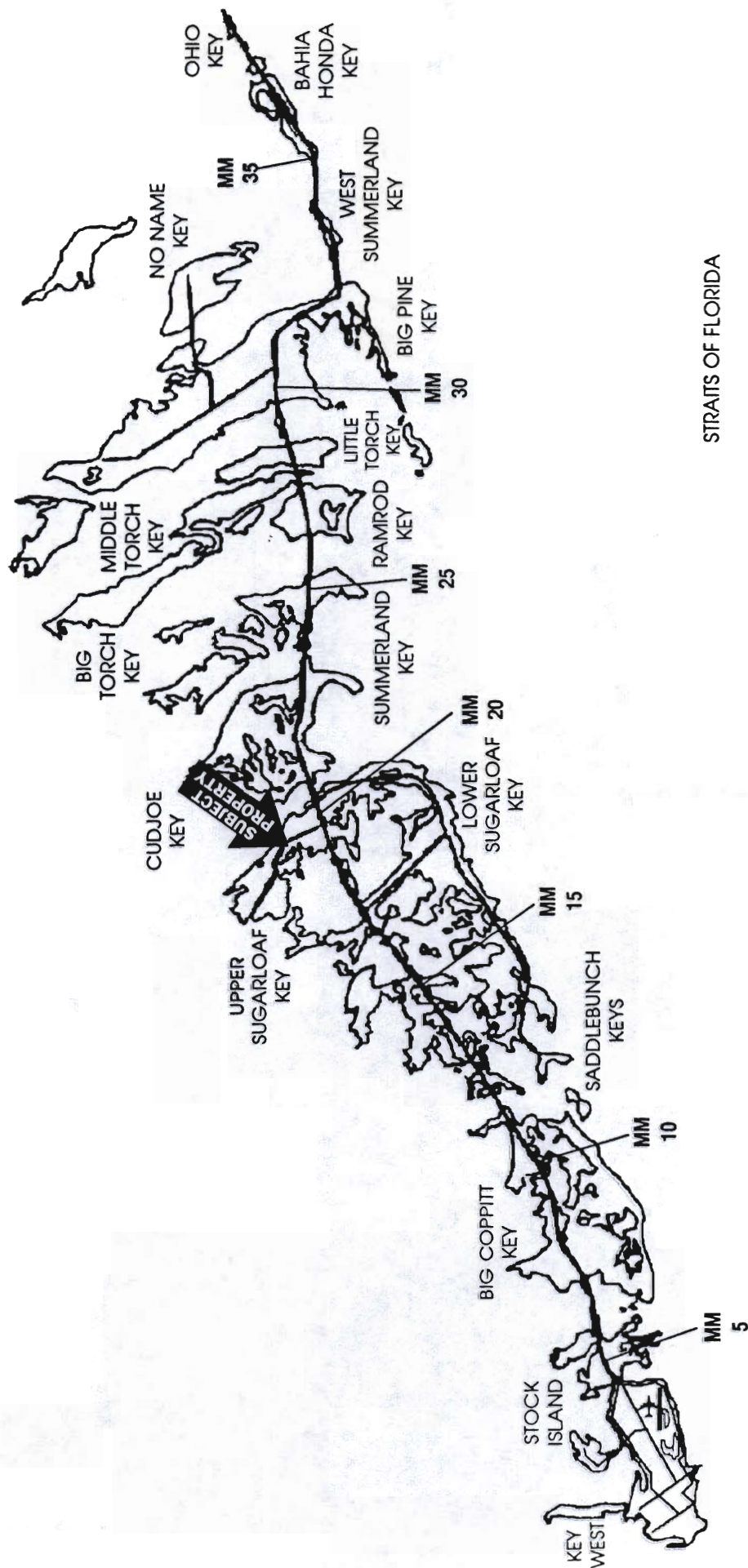
Monthly payments in the neighborhood of \$1,000 will open homeownership opportunities to staff of the nearby school and other essential workforce households. Incorporating energy efficiency and the selection of durable construction materials expands the affordability strategy beyond the monthly payment by including long term operating and maintenance cost. The land trust model of ownership will insure affordability for generation to come.

August 23, 2006

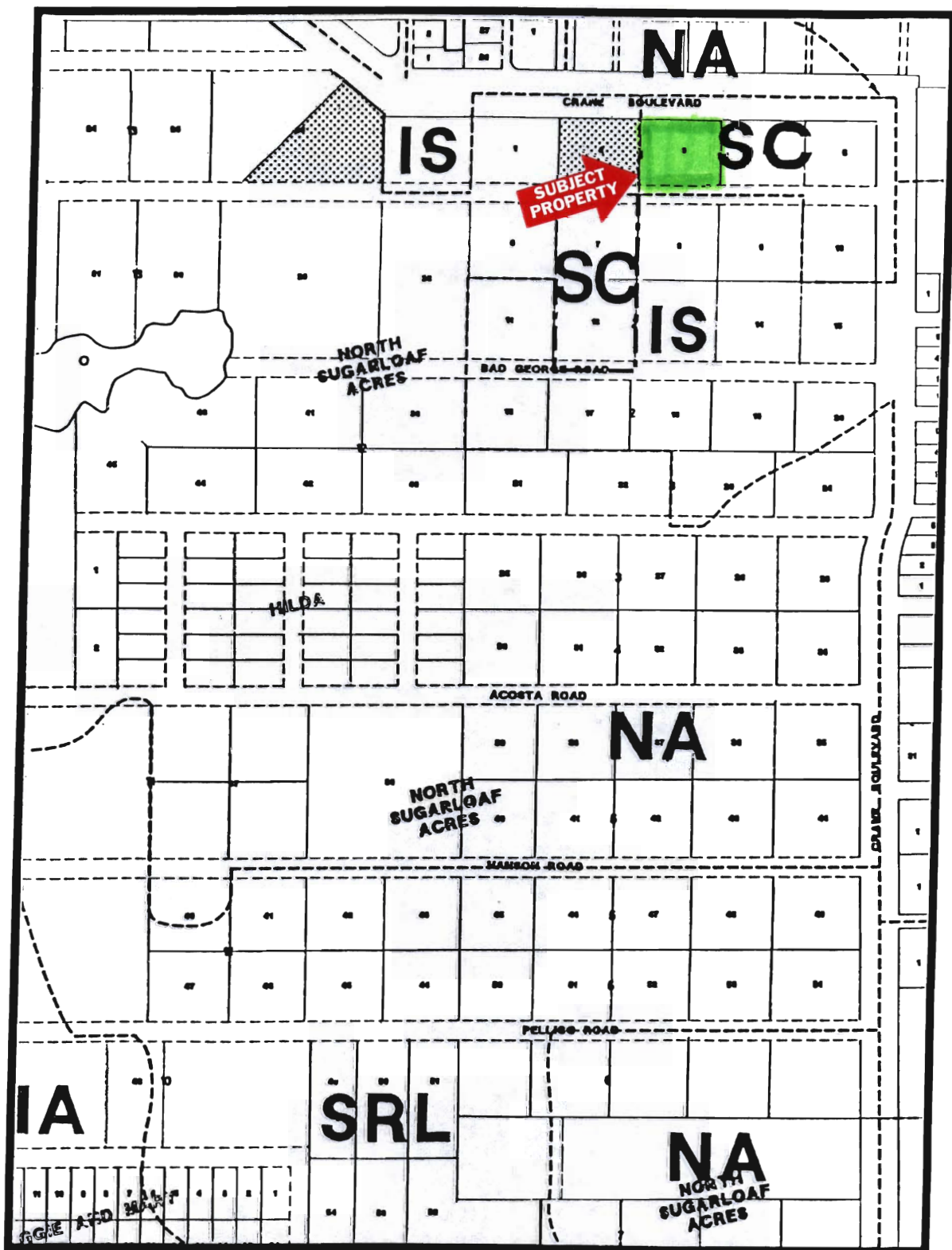
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partnership with all God's people in need.*

FLORIDA
BAY

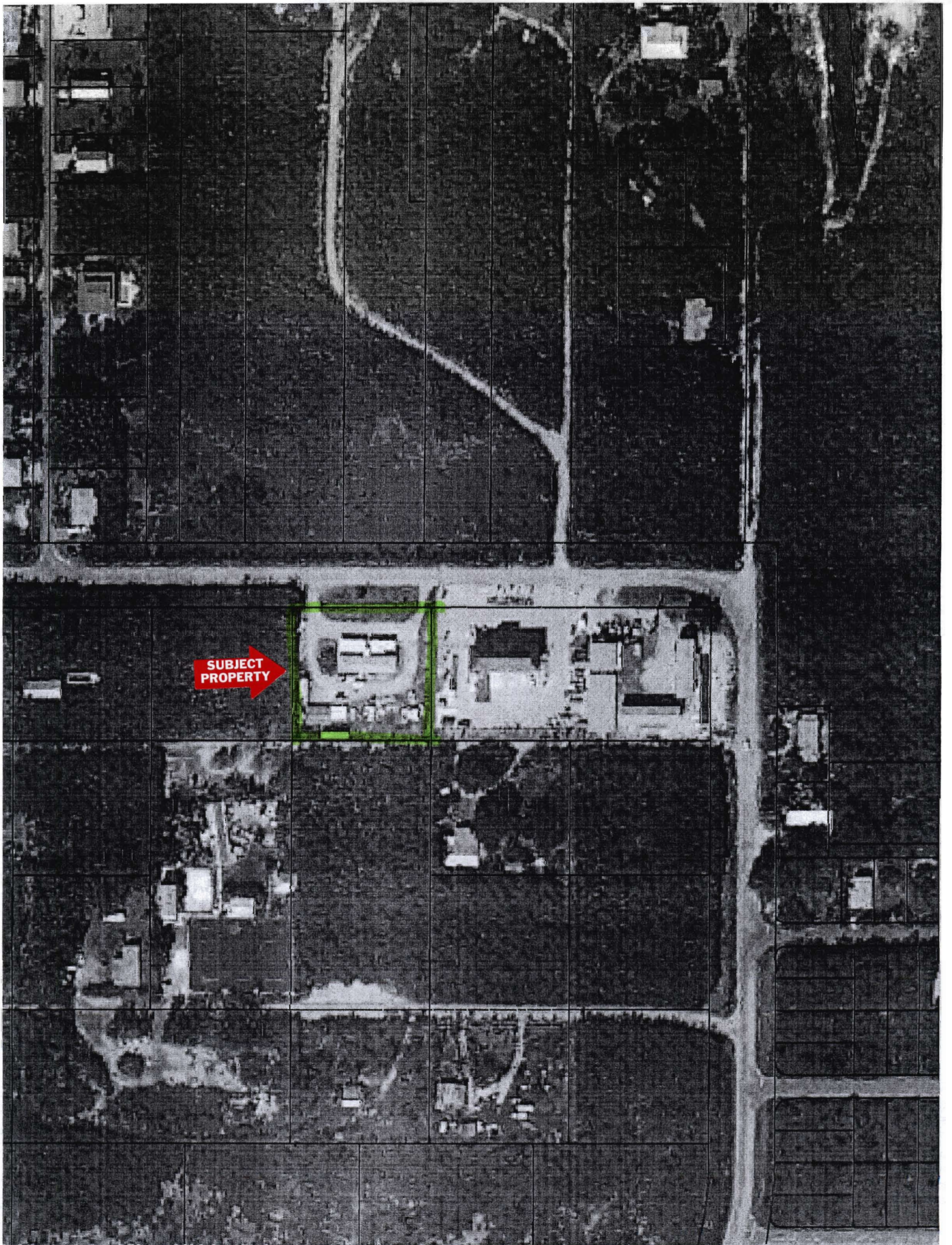


STRAITS OF FLORIDA



Mile Marker 19.4 Island SUGARLOAF

Property NORTH SUGARLOAF ACRES



**SUBJECT
PROPERTY**